

RODGERS & BROWNE



45 Park Drive
Holywood, BT18 9LW

offers around £160,000

SALE AGREED



The Agent's Perspective...

"Park Drive is a repeatedly popular Holywood address. Its convenience to the town centre being a real attraction as it is just a short walk away.

Houses on this side of Park Drive are especially appealing as they enjoy a sunny aspect and gardens to the rear.

As a practical, easily managed, first home or possible buy to let opportunity, this must be an excellent choice.

Arrange an appointment to view today".



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Two bedrooms, one reception room

End townhouse

Sunny rear garden

Walking distance into town centre,
train station and bus to Belfast

Also within easy reach of seashore

Oil fired central heating

uPVC double glazed

Practical first home or possible ‘buy to
let’ investment

Practical easily managed choice



Comfortable living room



Kitchen with casual dining



Bedroom one



Bedroom two



Bathroom

The property comprises...

Ground Floor

TILED ENTRANCE

uPVC multi point locking front door.

ENTRANCE HALL

LIVING ROOM

12’ 3” x 9’ 6” (3.73m x 2.9m)

Stone fireplace, tiled hearth, glazed door to:

DINING KITCHEN

12’ 6” x 8’ 6” (3.81m x 2.59m)

Extensive range of high and low level cupboards,
laminate worktops, single drainer enamel sink with mixer
tap, white double oven, four ring stainless steel hob,
cooker canopy, PVC flooring, glazed door to:

REAR HALLWAY

Large doors to shelved hotpress with space for washing
machine, glass door to rear garden.

BATHROOM

7’ 3” x 6’ 0” (2.21m x 1.83m)

Low flush wc, pedestal wash hand basin, part tiled floor
and walls, panelled bath with mixer tap, Mira Play instant
heat shower over, tiled shower over, extractor fan.

BEDROOM (1)

12’ 0” x 8’ 9” (maximum) (3.66m x 2.67m)

Wardrobe recess, exposed varnished timber flooring.

BEDROOM (2)

12’ 6” x 8’ 6” (3.81m x 2.59m)

Exposed varnished timber floor, wash hand basin.

ROOFSpace

Storage.

Outside

BOILER HOUSE

Oil fired central heating boiler. uPVC oil tank.

Small, terraced forecourt to front. Enclosed sunny
garden to rear surrounded by hedges.

Location

Corner of Park Drive and Downshire Place off Downshire
Road.

Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	65 D
49-54	E		
31-38	F		
1-20	G		

FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

TENURE

Leasehold

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023/2024 is c.£875.00

VIEWING

By appointment with **RODGERS & BROWNE**



Sales
Lettings
Property Management

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